

**BOARD OF COUNTY COMMISSIONERS  
AGENDA ITEM SUMMARY**

MEETING DATE: 09/20/06

DIVISION: COUNTY ADMINISTRATOR

BULK ITEM: YES

DEPARTMENT: AIRPORTS

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AGENDA ITEM WORDING: Approval to advertise for bids for the construction of the Key West International Airport Passenger Terminal Project.

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ITEM BACKGROUND: We have received a Guaranteed Maximum Price (GMP) from the Morganti Group that is nearly \$5 million over the construction budget that had been originally established.

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PREVIOUS RELEVANT BOCC ACTION. Morganti contract for CM at Risk approved 10/19/05.

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CONTRACT/AGREEMENT CHANGES: N/A

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STAFF RECOMMENDATION: Approval

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TOTAL COST: N/A

BUDGETED: N/A

COST TO AIRPORT:  
COST TO PFC:  
COST TO COUNTY:

SOURCE OF FUNDS:

REVENUE PRODUCING:

AMOUNT PER MONTH/YEAR:

APPROVED BY: County Attorney

OMB/Purchasing

Risk Management

KEY WEST AIRPORT DIRECTOR APPROVAL \_\_\_\_\_  
Peter J. Horton

DOCUMENTATION: Included

To Follow

Not Required

AGENDA ITEM # \_\_\_\_\_

DISPOSITION: \_\_\_\_\_

To: Mayor and Commissioners  
From: Peter J. Horton, Airports Director  
Date: 09/08/06  
Subject: Attached BOCC Agenda Item for 09/20/06 Meeting

Our Construction Management (CM) at Risk construction contract with the Morganti Group allows us to either accept or reject the Guaranteed Maximum Price (GMP) after it is presented to us. We received the GMP last Friday and unfortunately it is almost 20 % above the project budget.

Although we are currently in the process of negotiating with Morganti, we need to have the option of putting the project out to bid if those negotiations are unsuccessful.

This situation is similar to that of the construction of the Upper Keys Government Center. The county also had a CM at Risk contract with the Tower Group to build the facility. The GMP came in substantially higher than the project budget. Approval was given to put the project out to bid.